TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, 031722

That MKW Corporation, d/b/a Mei Lam Lau, a corporation organized and existing under the laws of the State of Maine and located at Waterville, in the County of Kennebec and State of Maine.

in consideration of one dollar and other valuable considerations,

paid by Ming To Lai of Waterville, in the County of Kennebec and State of Maine, whose mailing address is 2 Clark Street, Waterville, Maine 04901

the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain,**sell and convey unto the said Ming To Lai, his heirs and assigns forever,

a certain lot or parcel of land, together with all buildings and improvements thereon, situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING in the westerly line of Clark Street, so called, and at the southeasterly corner of the land now or formerly of Mrs. Julia Pooler; thence westerly along the southerly line of said Julia Pooler's land one hundred twenty-two (122) feet to the land now or formerly of Albert Maheu; thence southerly and along the easterly line of said Albert Maheu's land forty-six and twenty hundredths (46.20) feet to an iron pin; thence easterly one hundred thirteen and seventy-five hundredths (113.75) feet to an iron pin in the westerly line of said Clark Street; thence northerly along the westerly line of said Clark Street sixty-six (66) feet to the point of beginning.

ALSO another certain lot or parcel of land, together with all buildings and improvements thereon, situate in said Waterville, bounded and described as follows:

BEGINNING at a point in the westerly line of Clark Street, said point being the southeasterly corner of land conveyed to Ralph York by Fred E. Pooler by Warranty Deed dated August 1, 1924, recorded in the Kennebec County Registry of Deeds, Book 620, Page 127; thence northerly along the westerly line of Clark Street fifty (50) feet to an iron pin; thence westerly at right angles one hundred twenty-eight (128) feet to another iron pin and the easterly line now or formerly of Harold Walton; thence southerly in a line parallel with the westerly line of said Clark Street fifty (50) feet to an iron pin; thence easterly one hundred twenty-eight (128) feet to the westerly line of Clark Street to the point of beginning.

Being the same premises conveyed to the grantor by Quitclaim Deed of Heritage Savings Bank dated September 27, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2509, Page 20.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Ming To Lai, his heirs and assigns, to him and their use and behoof forever.

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And it does covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

Signed, Sealed and Delivered in presence of

hy:

WAI TO KAM, President

(SEAL)

State of Maine Kennebec, ss.

Ochler 14 , 1999

Then personally appeared the above named Wai To Kam, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me.

Title: A Horry

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1999 OCT 18 AM 9: 00
ATTEST REGISTER OF DEEDS